

IN RE: PETITION FOR VARIANCE
NW/Corner Baltimore National Pike and
Rolling Road
(6300 Baltimore National Pike)
1st Election District
1st Council District

Triantfilos Korologos
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-396-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Triantfilos Korologos. The Petitioner seeks relief from Section 238.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front yard setbacks of 30 feet and 42 feet in lieu of the required 50 feet each, for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Triantfilos Korologos, property owner, and Steven K. Broyles, the Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a corner lot located at the intersection of Baltimore National Pike (Maryland Route 40) and Rolling Road in Catonsville. The property contains a gross area of 1.679 acres, more or less, zoned B.R.-A.S. and is improved with a well-known restaurant known as the Double T Diner, which has existed at this location for many years. In addition to the one-story restaurant building, there is a large parking area. The property was the subject of prior Case No. 01-138-A in which the undersigned Zoning Commissioner granted variance relief on November 21, 2000 to permit the enclosure of a vestibule to provide an interior waiting area. The Petitioner now comes before me seeking relief to construct a 297 sq.ft. addition on the southwest corner of the building to provide more interior space and to

ORDER RECEIVED FOR FILING

Date

By

"square off" the building. It is to be particularly noted that no parking variance is needed in that the existing parking lot will accommodate up to 158 vehicles, 4 more than the 154 required by Section 409 of the B.C.Z.R.

The property is unique by virtue of its location and configuration. Mr. Broyles noted that the State Highway Administration (SHA) had acquired right-of-way from the Petitioner to improve Baltimore National Pike and the Petitioner has had to lease back from the State certain portions of the right-of-way that are utilized for the parking lot. In any event, as a result of that conveyance, the proposed addition will be located 42 feet from the front property line on the south side and 30 feet on the southeast side. It is to be noted that there is a sufficient area for maneuvering and parking between the proposed addition and the end of the parking lot.

Persuasive testimony was presented that the property is unique and that practical difficulty will result if relief is denied. Moreover, I find that there will be no adverse impact to the surrounding locale. In sum, I am persuaded that the Petitioner has met the requirements set forth in Section 307 of the B.C.Z.R. It is also to be noted that no one appeared in opposition to the request and there were no adverse Zoning Advisory Committee (ZAC) comments submitted by any Baltimore County reviewing agency. Certain restrictions related to landscaping were entered in prior Case No. 01-138-A and those restrictions remain in full force and effect.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of June, 2002 that the Petition for Variance seeking relief from Section 238.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit front yard setbacks of 30 feet and 42 feet in lieu of the required 50 feet, for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and

ORDER RECEIVED FOR FILING
Date 6/10/02
By [Signature]

this Order is reversed, the relief granted herein shall be rescinded.

- 2) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued in prior Case No. 01-138-A on November 21, 2000 shall remain in full force and effect.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 6/11/12

By [Signature]



**Baltimore County
Zoning Commissioner**

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 11, 2002

Mr. Triantfilos Korologos
6300 Baltimore National Pike
Catonsville, Maryland 21228

RE: PETITION FOR VARIANCE
NW/Corner Baltimore National Pike & Rolling Road
(6300 Baltimore National Pike)
1st Election District – 1st Council District
Triantfilos Korologos - Petitioner
Case No. 02-396-A

Dear Mr. Korologos:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Steve Broyles
2022 Brown Road, Finksburg, Md. 21048
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6300 Baltimore National Pike
which is presently zoned BR-6A S

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

BCZR 238.1 To allow a 30' and 42' front yard set back in lieu of the required 50' front yard set back

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The site has a technical difficulty in the irregular shape and the proximity of

the SHA right-of-way for Md. Route 40 and Rolling road. The existing front yard set back for the smoking area is 46' and the owner is desirous to add 297 sf. to the existing lounge and bring said lounge even with the front of the front of the existing diner creating a front yard setback of 30'. The site also has a hardship in the fact that SHA has condemned road frontage on the intersection of Md. Route 40 and Rolling Rd. after the restaurant was built causing 24 parking spaces to now be in SHA right-of-way.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Triantfilos Korologos
Signature [Signature]
Name - Type or Print _____
Signature 6300 Baltimore National Pike 410-744-4151
Address Catonsville, Md. 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name STEVE BOYLES
Address 2022 Brown Road 410-747-5500
City Finksburg Md 21048
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2.00 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 3/18/02

ORDER RECEIVED FOR FILING

Date 6/16/02

By [Signature]

Case No. 02-396-A

REV 9/15/98

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Cash No. **07750**
02-396-A

DATE 3-18-02 ACCOUNT 01-006-6150

AMOUNT \$ 250.00

RECEIVED FROM: John Korolagos

FOR: Commercial Variance Filing Fee
8300 Baltimore National Pike

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
3/19/2002	3/18/2002	14:44:50
REG 0605	WALKIN	REG LRB DRAWER 5
>>RECEIPT # 257286 3/19/2002 OFLN		
Dept	5	528 ZONING VERIFICATION
CR NO.	007750	
Recpt Tot	\$250.00	
250.00	OK	.00 CA
Baltimore County, Maryland		

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-396-A
6300 Baltimore National Pike
NW/corner Baltimore
National Pike & Rolling Road
1st Election District
1st Councilmanic District
Legal Owner(s): Tom Korologos
Variance: to allow a 30 feet
and 42 feet front yard set-
back in lieu of the required
50 feet front yard setback.
**Hearing: Thursday, May
23, 2002 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.**

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

5/128 May 9 C536970

CERTIFICATE OF PUBLICATION

5/9, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 5/9, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-396-APetitioner/Developer: DOUBLE 'T' ETAL
BOYLESDate of Hearing/Closing: 5/23/02

To: BETTY OR ROBIN		From: O'KEEFE
Co. ZONING - COM		Co.
Dept.		Phone # 512 4621
Fax # 887-3468		Fax #

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

GEORGE ZAHNER

Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #6300-BALTIMORE
NATIONAL PIKE

The sign(s) were posted on

5/5/02

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/5/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

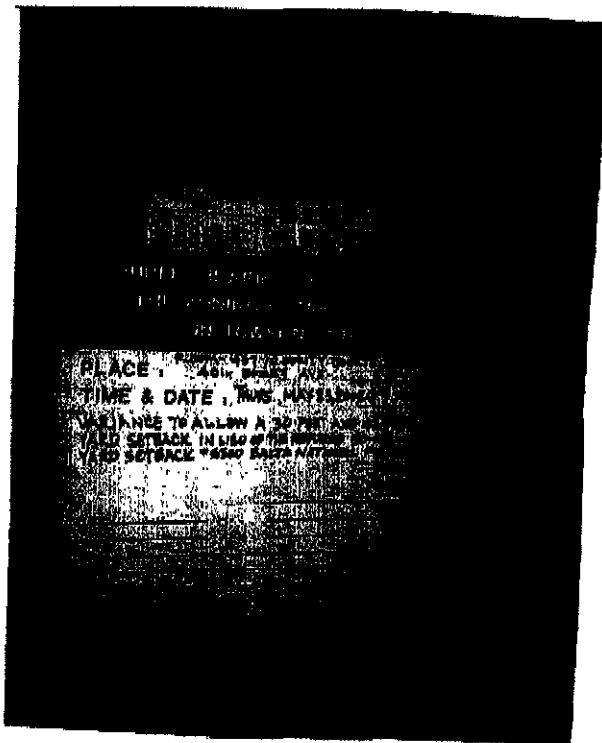
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-396-A

Petitioner: IONNIAS KOROLOGOS

Address or Location: 6300 BALTO. NAT PIKE

PLEASE FORWARD ADVERTISING BILL TO:

Name: IONNIS KOROLOGOS

Address: 6300 BALTO. NATIONAL PIKE

CATONS VILLE, MD. 21228

Telephone Number: 410-747-4151

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 9, 2002 Issue – Jeffersonian

Please forward billing to:
Ionnis Korologos
6300 Baltimore National Pike
Catonsville MD 21228

410 747-4151

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-396-A
6300 Baltimore National Pike
NW/corner Baltimore National Pike & Rolling Road
1st Election District – 1st Councilmanic District
Legal Owner: Tom Korologos

Variance to allow a 30 feet and 42 feet front yard setback in lieu of the required 50 feet front yard setback.

HEARING: Thursday, May 23, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 9, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-396-A
6300 Baltimore National Pike
NW/corner Baltimore National Pike & Rolling Road
1st Election District – 1st Councilmanic District
Legal Owner: Tom Korologos

Variance to allow a 30 feet and 42 feet front yard setback in lieu of the required 50 feet front yard setback.

HEARING: Thursday, May 23, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G D Z
Director

C: Tom Korologos, 6300 Baltimore National Pike, Catonsville 21228
Steve Broyles, 2022 Brown Road, Finksburg 21048

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 8, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 17, 2002

Triantfilos Korlogos
6300 Baltimore National Pike
Castonsville, MD 21228

Dear Mr. Korologos:

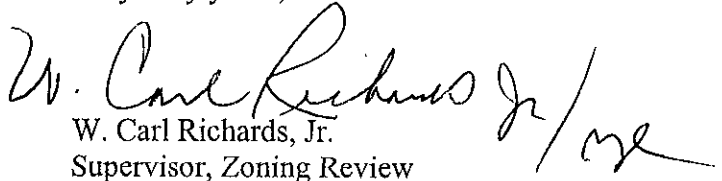
RE: Case Number:02-396-A, 6300 Baltimore National Pike

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/18/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c:

Steve Broyles 2022 Brown Rd. Finksburg, MD 21048
People's Counsel

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Fire Department

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 25, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

378, 381, 383, 386-389, 391-394, (396)-400

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE}

County Review Group comments

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *res 176T*

DATE: April 30, 2002

Zoning Advisory Committee Meeting of March 25, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

378, 379, 380, 383, 384, 385, 386, 387, 389, 390, 392, 395, (396), 397, 399

leg
5/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 29, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

MAR 29 2002

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-389, and 02-396

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Arnold F. Keller, III

AFK/LL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 3.26.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

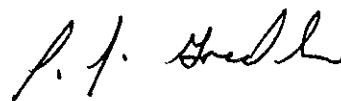
RE: Baltimore County
Item No. 396 JJS

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 40 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
6300 Baltimore National Pike, NW cor
Balto. Nat'l Pike and Rolling Rd
1st Election District, 1st Councilmanic


Legal Owner: Triantfilos Korologos
Petitioner(s)

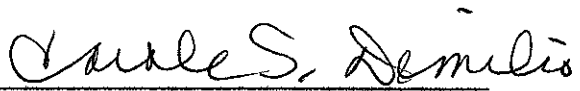
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-396-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

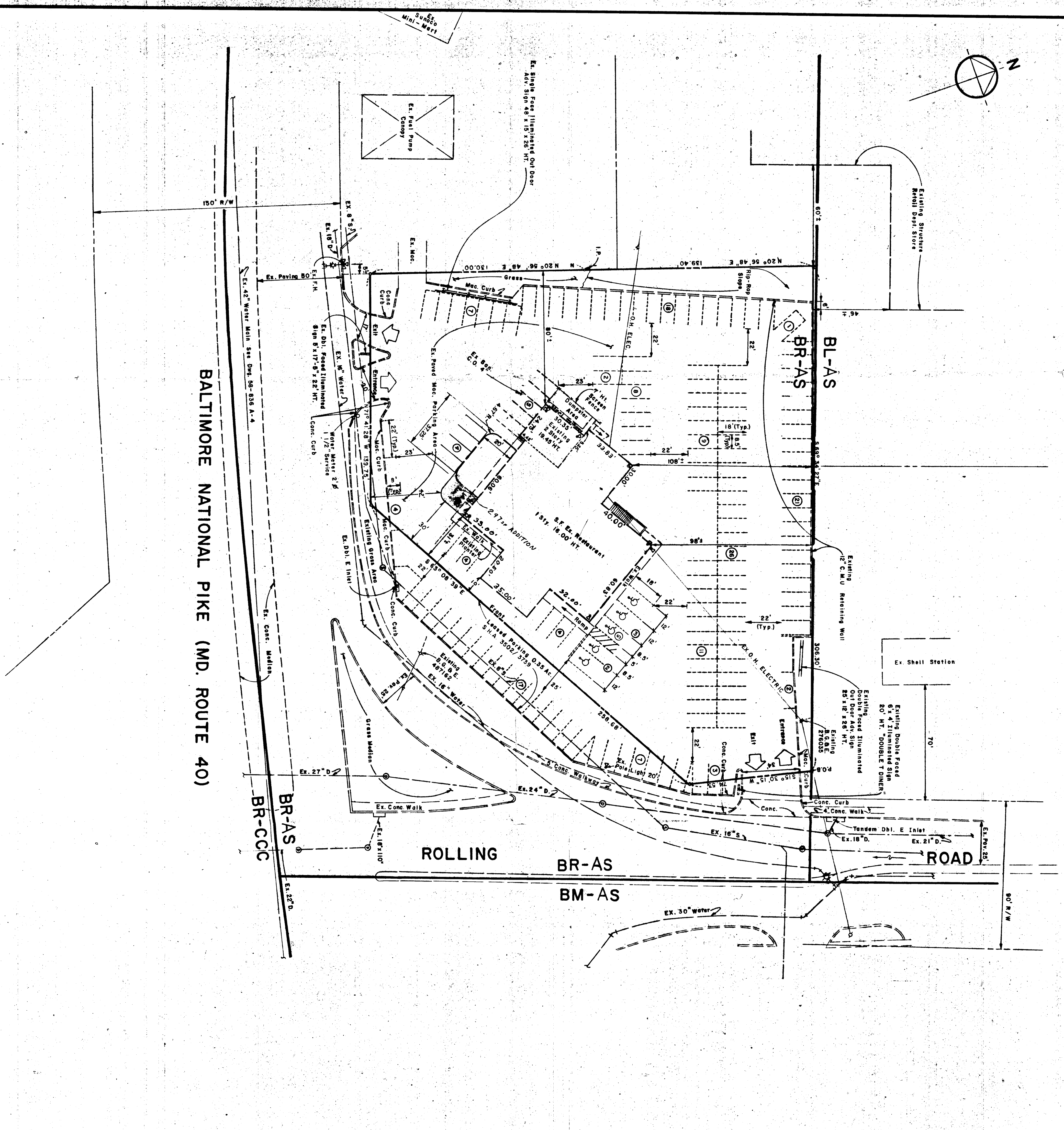

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of March, 2002 a copy of the foregoing Entry of Appearance was mailed to Steven K. Broyles, 2022 Brown Road, Finksburg, MD 21048, representative for Petitioners.

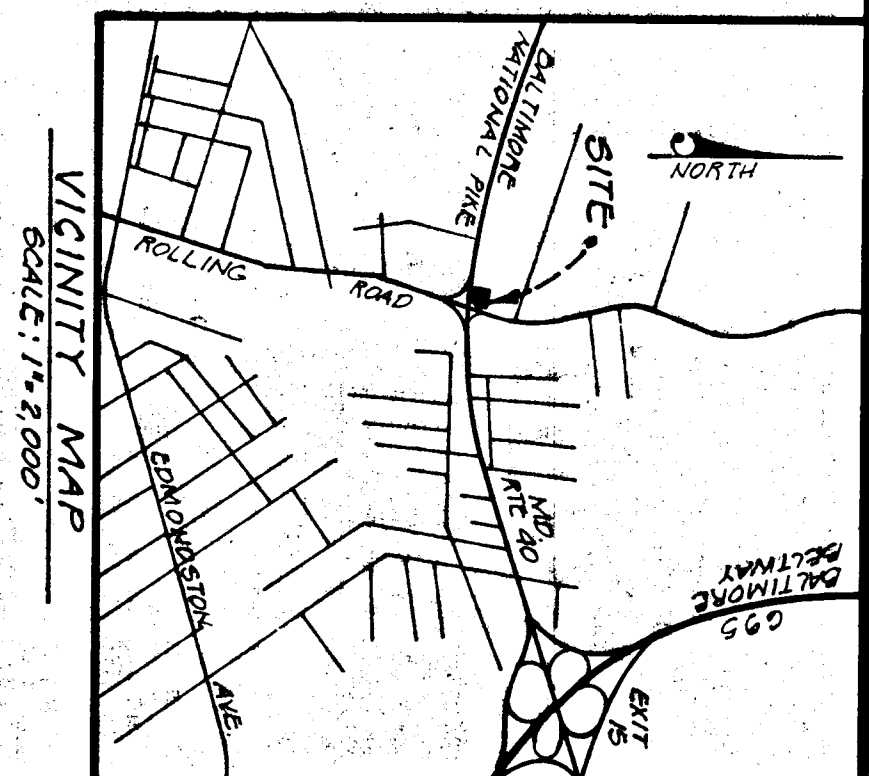

PETER MAX ZIMMERMAN





LEGEND

PROPERTY LINE	---
EXIST. CONCRETE CURB	---
EXIST. BUILDING	---
EXIST. FENCE	---
EXIST. WATER MAIN	---
EXIST. WATER METER	---
EXIST. UTILITY POLE	---
EXIST. BUILDING MTD. EXT. LIGHT	---
SCREEN FENCE	---



NOTE: THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY OR ENVIRONMENTAL SURVEY.

GENERAL NOTES:

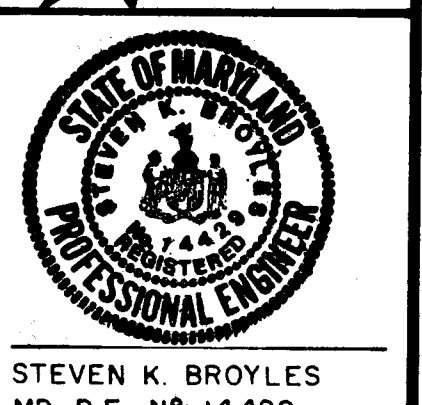
1. DISTRICT: DISTRICT 11
2. DISTRICT: DISTRICT 11
3. DISTRICT: DISTRICT 11
4. DISTRICT: DISTRICT 11
5. DISTRICT: DISTRICT 11
6. DISTRICT: DISTRICT 11
7. DISTRICT: DISTRICT 11
8. DISTRICT: DISTRICT 11
9. DISTRICT: DISTRICT 11
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11. DISTRICT: DISTRICT 11
12. DISTRICT: DISTRICT 11
13. DISTRICT: DISTRICT 11
14. DISTRICT: DISTRICT 11
15. DISTRICT: DISTRICT 11
16. DISTRICT: DISTRICT 11
17. DISTRICT: DISTRICT 11
18. DISTRICT: DISTRICT 11
19. DISTRICT: DISTRICT 11
20. DISTRICT: DISTRICT 11

THE DOUBLE "T" DINER COMPANY
6300 BALTIMORE NATIONAL PIKE
PLAN TO ACCOMPANY ZONING VARIANCE FOR ADDITION

FIRST ELECTION DISTRICT: BALTIMORE, MARYLAND
 DATE: 2-13-97 SCALE: 1" = 30' DES. BY: S.K.B. DWG. BY: R.D.H. CHK. BY: S.K.B.

NO.	DATE	DESCRIPTION
1	10-10-97	Zoning Information
2	9-20-00	VARIANCE
3	12-18-02	NOTES
4	3-18-02	297 sq. ADDITION
5		
6		
7		

BHA
BROYLES, HAYES AND ASSOCIATES, INC.
 Engineers • Land Planners • Surveyors
 4972 ILICESTER ROAD • ELLICOTT CITY, MD 21043-6636
 PHONE (410) 747-5500 • FAX (410) 747-2852



STEVEN K. BROYLES & ASSOCIATES

ENGINEERS - LAND PLANNERS - SURVEYORS
2022 Brown Road - Finksburg, Maryland 21048
Phone 410-747-5500 - Fax 410-747-2952

ZONING DESCRIPTION OF 6300 BALTIMORE NATIONAL PIKE DOUBLE T DINER

March 18, 2002

BEGINNING for the same at the north west corner of the west edge of the 90' wide right-of-way of Rolling Road and the north edge of the 150' wide right-of-way of Maryland Route 40 thence running and binding with the aforesaid west right-of-way of Rolling Road and Maryland Route 40:

1. South 15 degrees 30 minutes 15 seconds West 74.53 feet, thence
2. South 63 degrees 08 minutes 39 seconds East 258.68 feet, thence
3. North 71 degrees 41 minutes 28 seconds West 139.75 feet, thence leaving said Maryland Route 40 right-of-way
4. North 20 degrees 56 minutes 48 seconds East 130.00 feet, thence
5. South 69 degrees 34 minutes 27 seconds East 306.30 to the point of beginning containing 1.447 acres more or less as recorded in the Land records of Baltimore County in Deed Liber 7369, folio 757



396